



# McKinney Community Development Corporation Agenda

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Thursday, September 23, 2021

9:30 AM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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**PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF THE CITY COUNCIL MAY BE PRESENT. NO CITY COUNCIL ACTION WILL BE TAKEN.**

## **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16;  
AT&T U-Verse Channel 99;  
and online at <http://mckinney.legistar.com>.

## **CALL TO ORDER**

## **INVOCATION**

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*If you wish to address the Board on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the Clerk before the meeting. Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the Board for items listed as public hearings will be recognized when the public hearing is opened.*

*Speakers wishing to address the Board regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Board Chair may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

## **CONSENT ITEMS**

*This portion of the agenda consists of non-controversial or housekeeping items required by law. Items may be considered individually by the Board or Commission member making such request prior to a motion and vote on the Consent Items.*

- 21-0833      [Minutes of the McKinney Community Development Corporation Meeting of August 26, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0834      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of August 17, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0835      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of September 7, 2021.](#)  
**Attachments:**    [Minutes](#)
- 21-0836      [Minutes of the McKinney Community Development Corporation Marketing Subcommittee Meeting of August 23, 2021.](#)  
**Attachments:**    [Minutes](#)
- REPORTS
- 21-0837      [President's Report](#)  
**Attachments:**    [Grant Funds Awarded](#)  
                          [Social Media Metrics](#)  
                          [Grant Promotions](#)  
                          [Final Report -- SBG Sip & Stroll Series](#)
- 21-0838      [Board and Liaison Reports](#)  
                          [Board Chair](#)  
                          [City of McKinney](#)  
                          [Visit McKinney](#)  
                          [McKinney Economic Development Corporation](#)  
                          [McKinney Main Street/MPAC](#)  
                          [McKinney Parks and Recreation](#)  
                          [TUPPS Brewery Destination Subcommittee](#)  
                          [One Heart McKinney Task Force](#)

**Attachments:** [Visit McKinney Report](#)  
[MEDC Report](#)

**21-0839** [Financial Report](#)

**Attachments:** [July Financial Statement](#)  
[July Transmittal Letter](#)  
[July Checks Issued](#)  
[August Financial Statement](#)  
[August Transmittal Letter](#)  
[August Checks Issued](#)

**REGULAR AGENDA**

**21-0840** [Consider/Discuss/Act on Retail Development infrastructure Grant Application \(RI 21-03\) Submitted by CPJK, LLC \(dba Gather\) in the Amount of Nine Thousand and No/100 Dollars \(\\$9,000.00\) for Infrastructure Work Needed for the Replacement of a Grease Trap Including Excavation, Installation of New Piping, Rerouting of a Vent, Installation of a New Outlet with Two-way Clean-outs, and Water Testing on Piping and Interceptor at the Property Located at 207 East Virginia Street, McKinney.](#)

**Attachments:** [Application Packet](#)  
[Presentation](#)

**21-0841** [Conduct a Public Hearing and Consider/Discuss/Act on an Amended Retail Development Infrastructure Grant Application \(RI 21-04\) Submitted by The Neathery Estate Bed and Breakfast Requesting an Amount of Up to Twenty-Five Thousand and No/100 Dollars \(\\$25,000.00\) for Infrastructure Work Needed to Improve Parking, Lighting, Walkways, Security and Signage including Fencing, Gates and Electrical at the Property Located at 215 North Waddill Street, McKinney.](#)

**Attachments:** [Application Packet \(Rev\)](#)  
[Presentation](#)

**21-0842**      [Consider/Discuss/Act on a Request by TUPPS Brewery, LLC to Amend the Lease Agreement Executed Between McKinney Community Development Corporation \(Landlord\) and TUPPS Brewery, LLC \(Tenant\) to Extend the Date from September 30, 2021 to November 30, 2021 to Obtain the Required Landlord Approval of a Construction Contract and Guaranteed Maximum Price for Construction of the Project, Including All Identified and Specific Project Components, to be Constructed at 402 East Louisiana Street, McKinney, Texas.](#)

**21-0843**      [Update on MCDL Website Redesign](#)

**PUBLIC COMMENTS REGARDING MATTERS NOT ON THE AGENDA**

**BOARD OR COMMISSIONER COMMENTS**

*Board or Commission Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, upcoming meetings, informational update on projects, awards, acknowledgement of meeting attendees, birthdays, requests for items to be placed on upcoming agendas, and condolences.*

**EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

Section 551.087. Deliberation Regarding Economic Development Matters

Project RI 21-03 Gather

Project RI 21-04 Neathery Estate

Project 20-09 TUPPS Brewery and Entertainment Destination

Project Bluesky

Project Handle

**ACTION ON EXECUTIVE SESSION**

**ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of September, 2021 at or before 5:00 p.m.*

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*Cindy Schneible  
President*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-[adacompliance@mckinneytexas.org](mailto:adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*